



ORDINANCE NO. 1127

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, BY GRANTING A SPECIFIC USE PERMIT FOR A RESTAURANT WITH DRIVE-IN SERVICE IN AN LR-2 ZONING DISTRICT LOCATED ON THE EAST SIDE OF JOSEY LANE 160 FEET NORTH OF THE NORTH RIGHT-OF-WAY OF COOKSCREEK PLACE; PROVIDING FOR SPECIAL CONDITION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF (\$200.00) FOR EACH OFFENSE AND DECLARING AN EMERGENCY.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch in compliance with the Charter of the City of Farmers Branch and state law with reference to the granting of Specific Use Permits under the zoning ordinance regulations and zoning map, have given the requisite notices by publication and otherwise, and holding due hearings and affording a full and fair hearing to all property owners generally and to persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said changes of zoning uses should be made, subject to the conditions set out herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be and the same is hereby amended by granting a specific use permit for a restaurant with drive-in service in an LR-2 zoning district. Said restaurant shall be located on the east side of Josey Lane 160 feet north of the north right-of-way of Cookscreek Place. Said property being 98 feet in width along Josey Lane and 163 feet in depth.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Farmers Branch is hereby amended by amending the zoning map of the City of Farmers Branch so as to indicate a specific use permit for a drive-in restaurant in a LR-2 zoning district and providing special conditions that the trash container located at the rear of the building be screened from public view and that landscaping be placed in the area shown on Exhibit "A".

SECTION 3. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same is hereby repealed and all other provisions of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

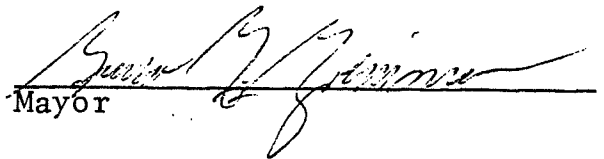
SECTION 4. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

SECTION 6. Whereas, it appears the above described property requires that it be given the Specific Use Permit in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch creates an urgency and an emergency for the preservation of the public health, safety and welfare requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED BY the City Council of the City of Farmers Branch, Texas, on the 21st day of February, 1977.

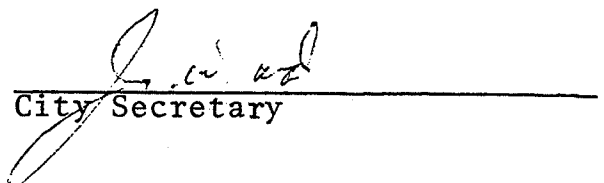
APPROVED:


Mayor

APPROVED AS TO FORM:


City Attorney

ATTEST:


City Secretary

DIVISION OF INSPECTION
 APPLICATION FOR CERTIFICATE OF OCCUPANCY
 Farmers Branch, Texas, for Certificate of Occupancy authorizing the use of vacant land or building at 14320 JOSEY LN, as a DRIVE IN RETAIL Street, Lot DRIVE IN RETAIL
 Addition, 14320 JOSEY LN
 Previous Use: DRIVE IN RETAIL
 SIGNED: JOE DUNN (Agent for Owner/Lessee)
 APPROVED BY: JOE DUNN Building Official
 DATE: 10-14-77
 CERTIFICATE OF OCCUPANCY
 being in DRIVE IN RETAIL Zone
 of the City of Farmers Branch and with
 the above described DRIVE IN RETAIL Building Official
 and having been duly inspected and found to comply with the provisions of the Zoning Ordinance of Occupancy as applied for above.
 SPECIAL CONDITIONS:
 NOTICE: No change is to be made in any building or in the use of any building or premises which is inconsistent with the Certificate of Occupancy.

Address	
Date	10-14-77
Type Bld	DRIVE IN RETAIL
Contract	
Work To	
Note	

11'-0"

NOTE:
SLOPE CONC. WALK
1" FROM BLDG. TO TIP
OF CURB ARM.

CONC. BLK. BLDG. - BRICK VENEER
50'-0" x 22'-8"

SLOPE WALK 3/4"
FROM BLDG.

45°

6'-8"

7'-0"

4'-6"

9'-0"

1/2"

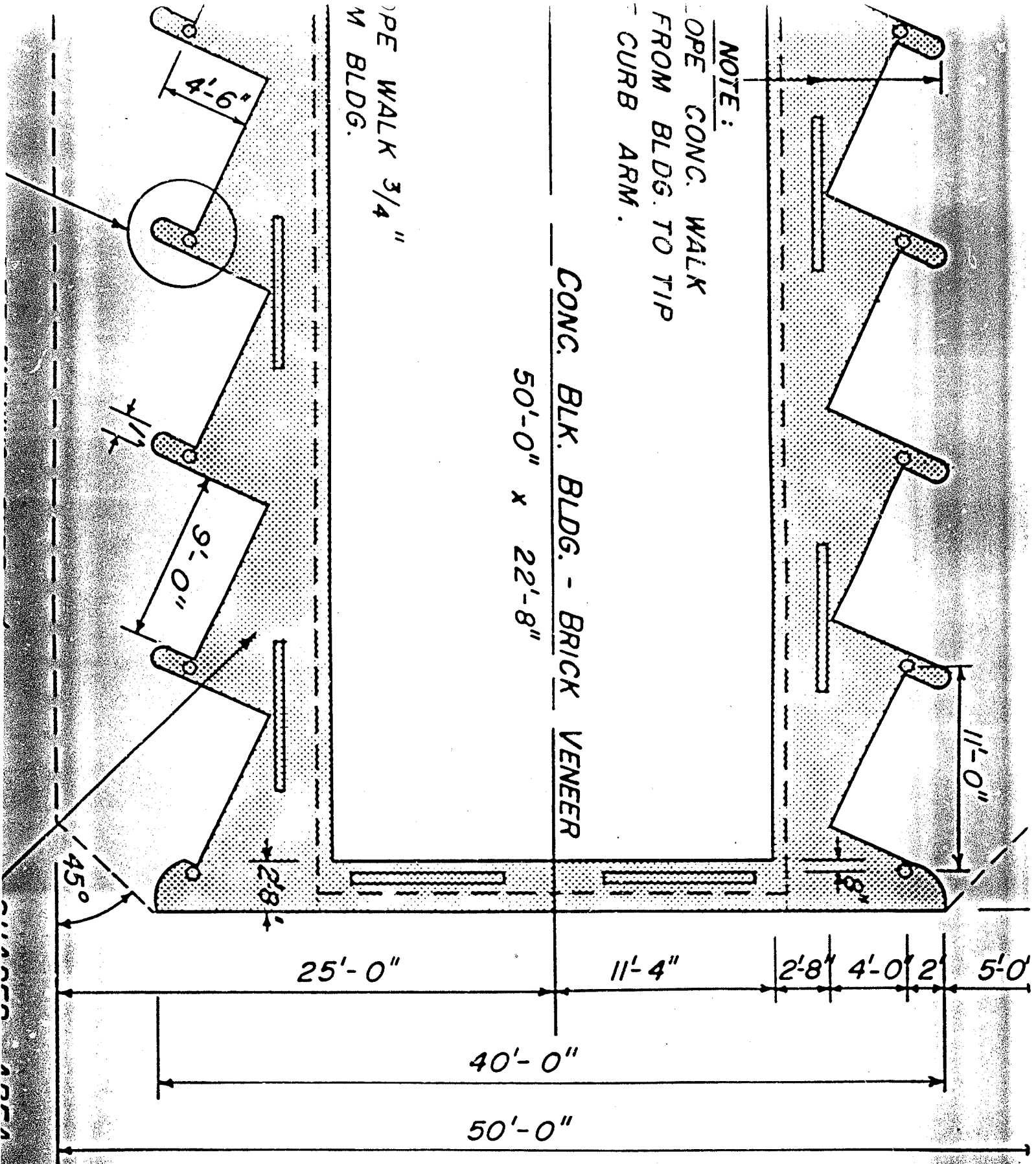
LINE

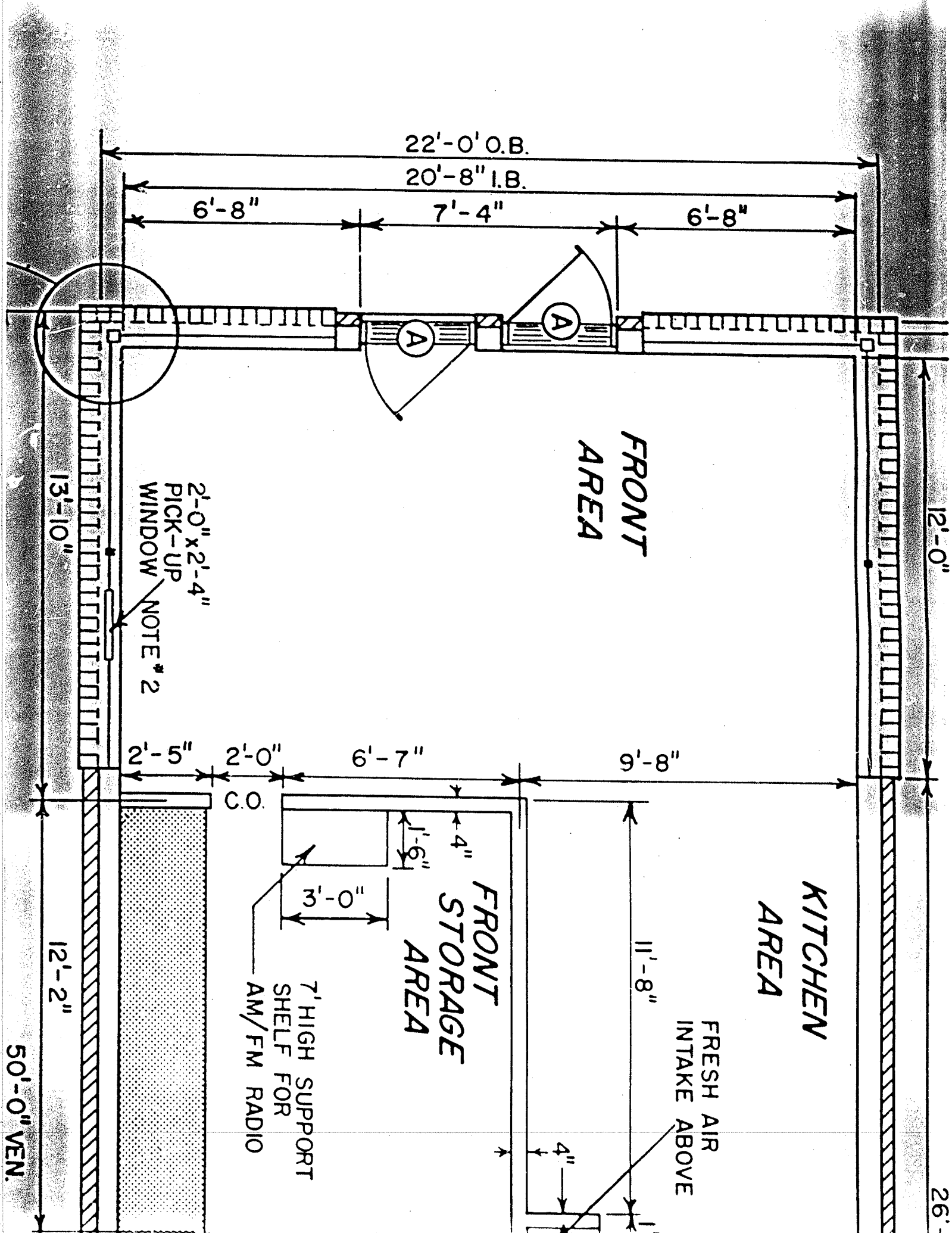
SEE PARKING CURB &

NOTE:
- OPE CONC. WALK
- FROM BLDG. TO TIP
- CURB ARM.

CONC. BLK. BLDG. - BRICK VENEER
50'-0" x 22'-8"

PE WALK 3/4"
M BLDG.





SUPPLY 2"x12" SOLID
BACKING 18" LONG
STARTING 24" UP

SUPPLY 2"x12"
BACKING 32" HIGH 8"
36" LONG STARTING
42" UP

PREP
AREA

REST ROOM

REST ROOM

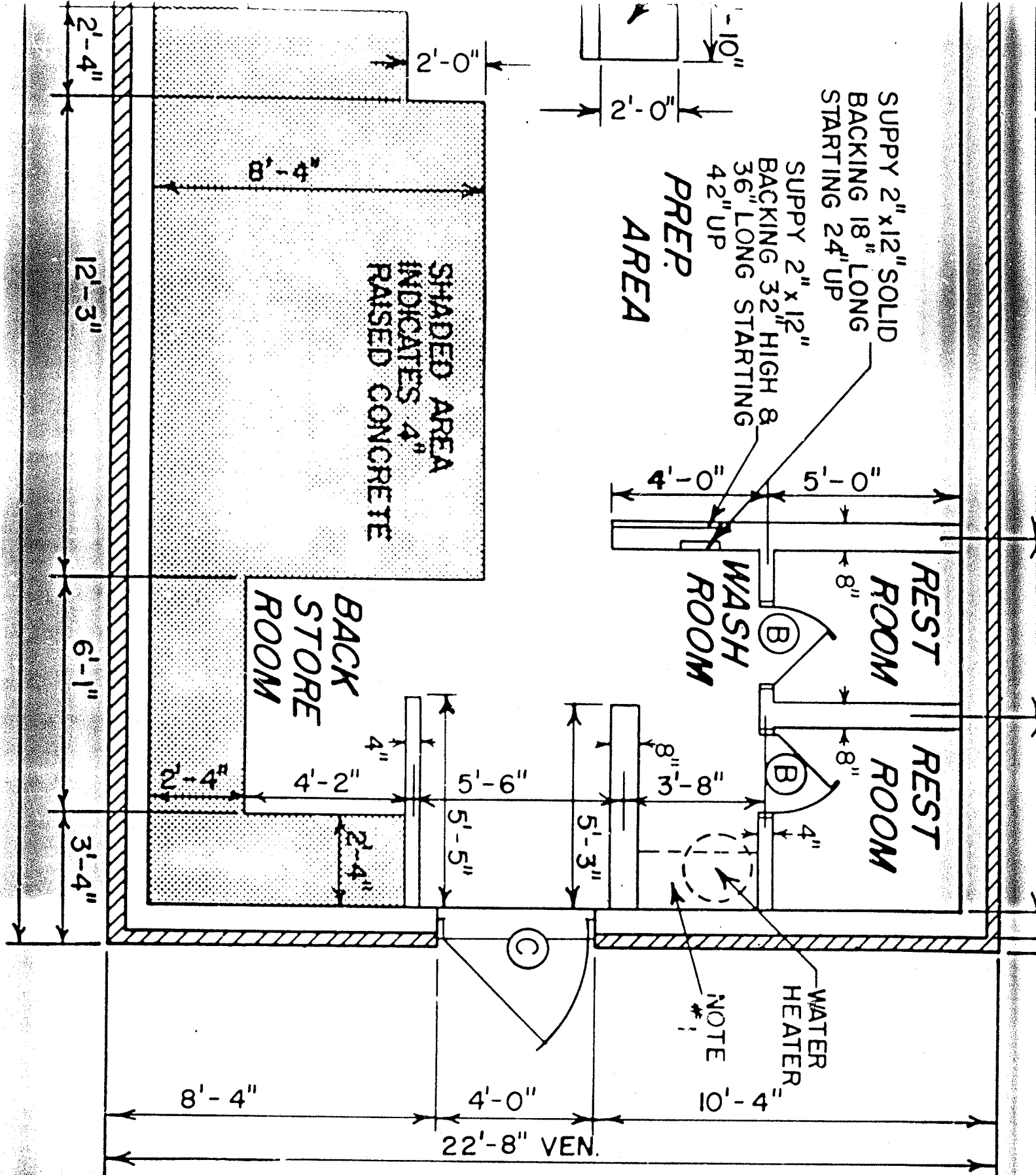
WASH ROOM

WATER
HEATER

NOTE
#1

SHADED AREA
INDICATES 4"
RAISED CONCRETE

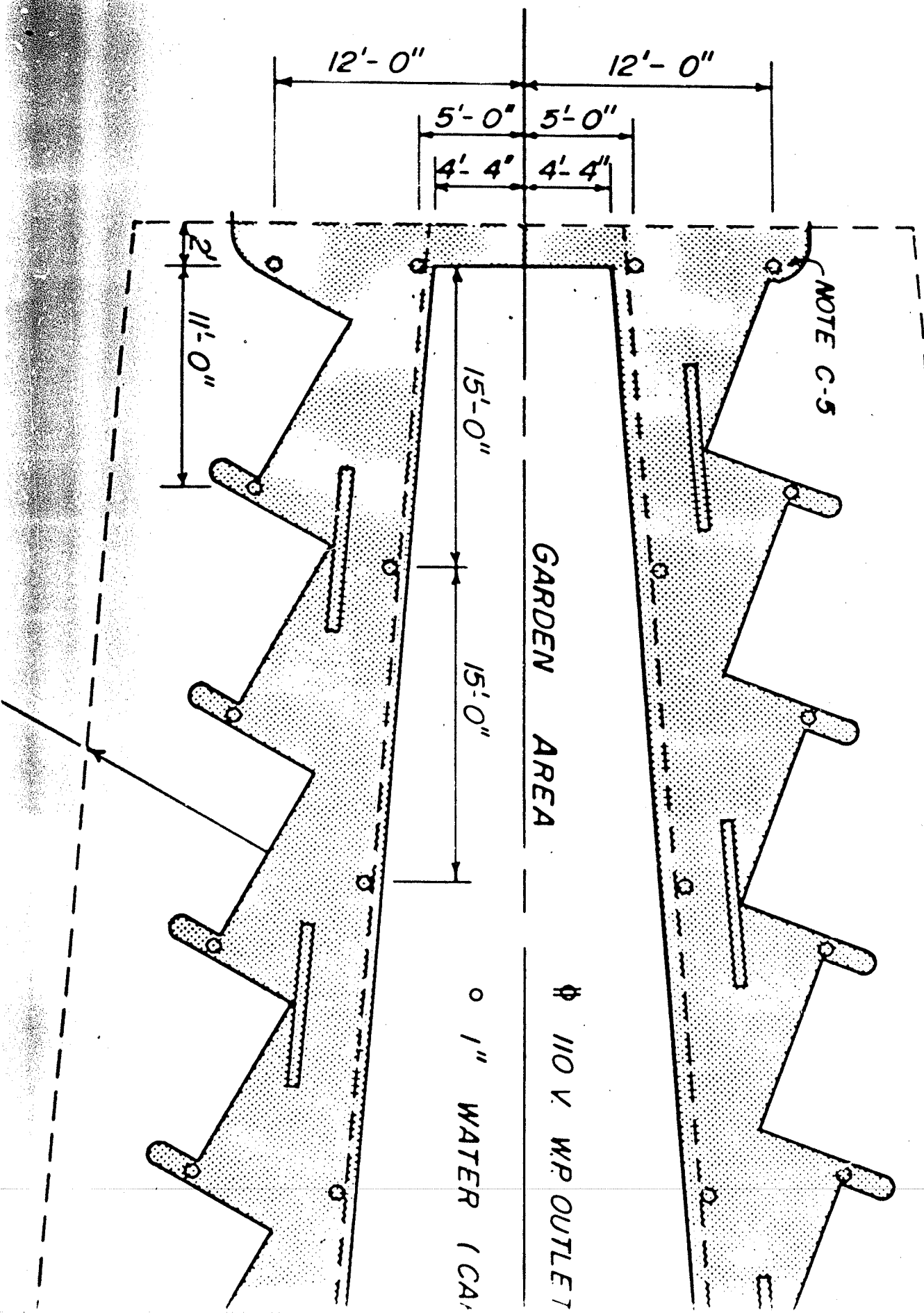
BACK
STORE
ROOM



NO

NO

NO





APPLICATION FOR SIGN PERMIT
BUILDING INSPECTION DIVISION

ZONE _____ FIRE DISTRICT _____ PERMIT # 19049

Process # 101477.08

Application is hereby made for a permit to erect or install the following described sign:

Type (i.e., roof, ground wall, etc.) ground illuminated - Yes ☒ No ☐

Overall size 134 sq ft Designed wind load _____

Total height above grade 22'

Structural engineer and no. _____

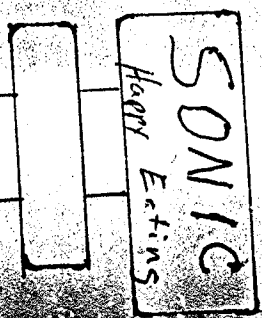
Owner of Sign Donald Davis the Address 14320 Jany Lane

Telephone no. 243-8555 Location of sign 14320 Jany Lane

Cost of work to be done \$4000.00 Fee 60.00

Plot Plan; drawn to scale showing the following: lot lines, names of adjacent streets, location of existing buildings and signs and proposed signs, and sketch of sign.

ENTRANCE 1st 17 signs to be
3 sq ft. 5 feet from property
line along front and no higher
than 3'-6" above ground



License # 129 26781 9-27-77

I understand that if a permit is issued, the provisions of the City Ordinances and State laws will be complied with, whether herein specified or not on the sign permit.
Sign Company 1122 Commercial Co. Address 210 So 28th
Telephone No. 235-3343 Date 10/1/77 Signed Jerry Barber

10-17-77 BY Davis

ZONE 6 R-2
FIRE DISTRICT 131
DATE 7-20-77



PERMIT NO. _____
TYPE OF OCCUPANCY: F-2

To the Building Inspector: I hereby submit this application for a Building Permit for the following described work:

(Submit plans in duplicate)
CONCRETE BLOCK BLDG WITH BRICK EXTERIOR
FOUNDATIONS ONLY

To be used as: DRIVE-IN
Street Address: 14320 JOSEY LANE

Lot _____ Block _____ Subdivision _____
Dimensions of Lot _____ x _____ x _____ x _____

Size of Building _____ x _____ Height _____
Square feet in building _____ Living Area: Second Floor _____

Set backs: Front Yard _____ Rear Yard _____ Side yards () ()
Source of Water: City ☒ Private Well _____ Gas: Natural ☒
Butane/Propane _____

Sewage disposal: City Sewer ☒ Septic Tank _____

Cost of Mechanical equipment (or number fixtures):

Plumbing Fixtures	\$ _____	Elevators	\$ _____
Wiring and Fixtures	\$ _____	Sprinkler System	\$ _____
Heating & Equipment	\$ _____	Air Conditioning	\$ _____
		& Equipment	\$ _____

TOTAL evaluation of all work to be done under this permit \$ 54,000.00
Fee \$ 57.00 52.00 10,000.00

Owner AC Dunbar Carolyn Dunbar
Address 1603 Mcleg PL Phone 345-4650
Builder AC Dunbar Address _____ Phone _____

The undersigned agrees to execute in conformity to the above description and the accompanying plans and specifications and the Building Code of the City of Farmers Branch.

Signed AC Dunbar

(below to be filled in by permittee)



10/14/11-12
PERMIT NO. 190051

TYPE OF OCCUPANCY:

ZONE _____

FIRE DISTRICT _____

DATE _____

To the Building Inspector: I hereby submit this application for a Building Permit for the following described work:

(Submit plans in duplicate)

3' High Chain Link Boundary Fence on both side and new property line

To be used as: Boundary Fence

Street Address: 14320 Jerry Lane

Block _____ Subdivision _____

Lot _____ Block 150+ x 98+ x _____

Dimensions of Lot _____ Height _____

Size of Building _____ Living Area: Second Floor _____

Square feet in building _____ Side yards () ()

Set backs: Front Yard _____ Rear Yard _____

Source of Water: City _____ Private Well _____ Gas: Natural _____ Butane/Propane _____

Sewage disposal: City Sewer _____ Septic Tank _____

Cost of Mechanical equipment (or number fixtures):

Plumbing Fixtures \$ _____ Elevators \$ _____

Wiring and Fixtures \$ _____ Sprinkler System \$ _____

Heating & Equipment \$ _____ Air Conditioning \$ _____

Heating & Equipment \$ _____

TOTAL evaluation of all work to be done under this permit \$ 1210.00

Fee \$ 145.00

Address _____ Phone _____

Owner _____

Builder _____

The undersigned agrees to execute in conformity to the above description and the Building Code of the City of Farmers Branch.

Signed _____

(below to be filled in by permit clerk)

Application approved _____

10-14-1977 BY _____